

**RAPLEYS**

## TO LET Retail Unit

676 Kingsbury Road, Erdington  
Birmingham, West Midlands B24 9PN



#### CONTACT

**Jonathan Jones**  
07917 032674  
jonathan.jones@rapleys.com

**Alfred Bartlett**  
07738 090 760  
alfred.bartlett@rapleys.com

Prominent retail unit fronting the busy  
Kingsbury Road (A38)

198.07 sq m (2,132 sq ft)

Adjoining **Topps Tiles** and **Enterprise Rent a Car** and opposite Kingsbury Trading Estate

Nearby occupiers include **Tile Giant**,  
**Floors 4 U**, **Allied Carpets** and **HSS**

rapleys.com  
**0370 777 6292**

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### Location

The property is prominently positioned fronting the busy A38, Kingsbury Road close to the traffic light junction with Tyburn Road approximately 6 km (4 miles) north east of Birmingham city centre. Kingsbury Road links to Junction 5 of the M6 Motorway approximately 1.6 km (1 mile) to the North West and 3.5 km (2 miles) East of Junction 6 of the M6 Motorway.

The surrounding area is predominantly commercial in character with a cluster of retail, trade counter, industrial and distribution occupiers in close proximity. **Topps Tiles** and **Enterprise rent a car** adjoin the subject property with **HSS Hire**, **Floors 4 U**, **Tile Giant**, **Allied Carpets and Access Self Storage** opposite and **KFC**, **Burger King** and a retail park a short distance away from Kingsbury Road.

### Description

The subject property is formed from a sub division of the Topps Tiles unit and comprises a modern single storey retail building of steel portal frame construction with double aluminium framed and glazed doors and showroom window behind roller shutters. Internally the space is predominantly open plan showroom space with staff toilet and kitchen facilities at the rear and shared with Topps Tiles.

There is on site parking in front of the unit for circa 6 cars.



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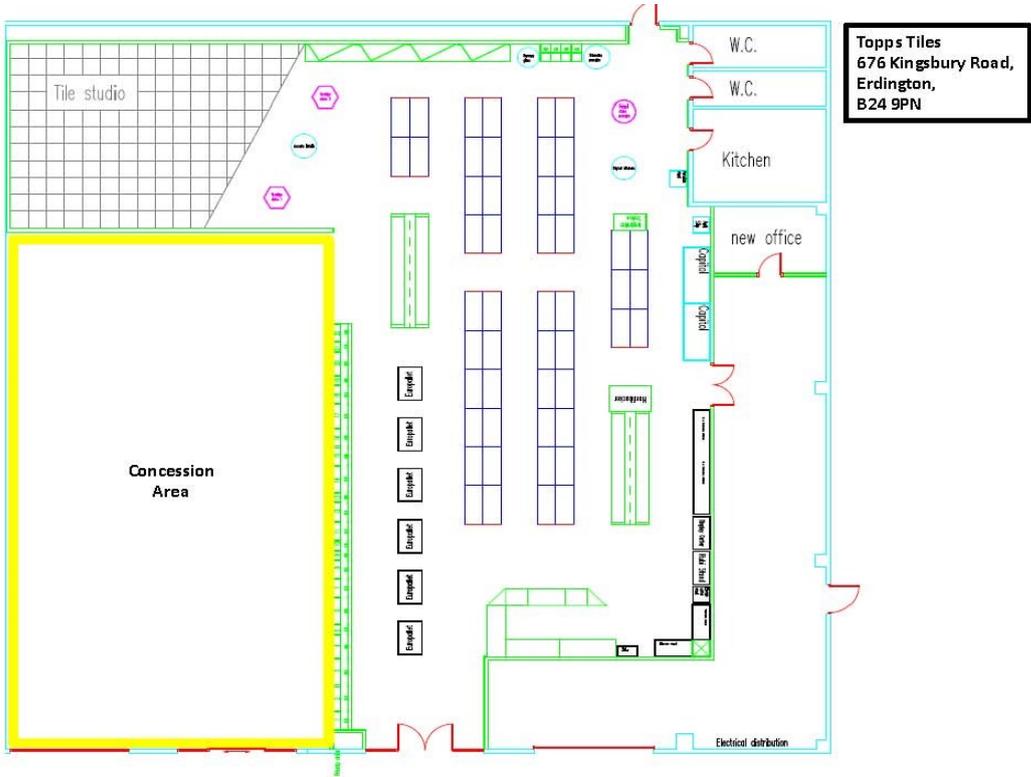
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**Accommodation**

The property comprises the following approximate floor areas:

Unit	Sq m	Sq ft
	198.06	2,132

Note: The above areas have been calculated in accordance with the RICS Code of Measuring Practice on an approximate gross internal basis and must be verified by interested parties.



**Terms**

The unit is available by way of a Licence for an initial term of 1 year at a quoting rent of £35,000 per annum inclusive of utility costs and rates.

**Energy Performance**

Energy Performance Asset Rating: C

**VAT**

All figures quoted are exclusive of Value Added Tax which will be charged at the prevailing rate.

**Viewing**

Viewing is strictly by appointment through the sole agent.

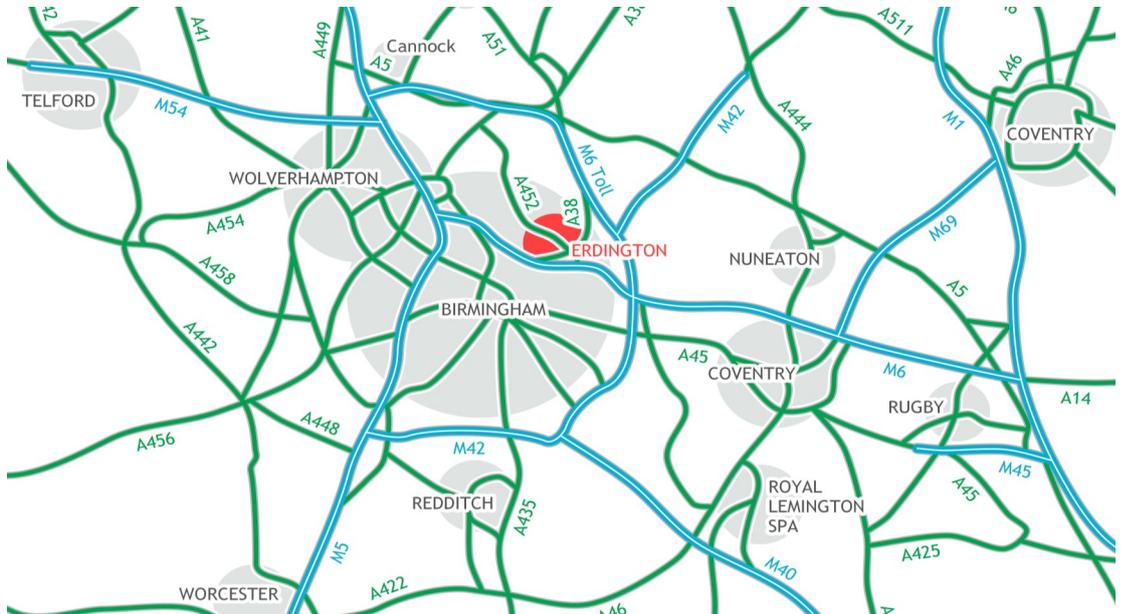
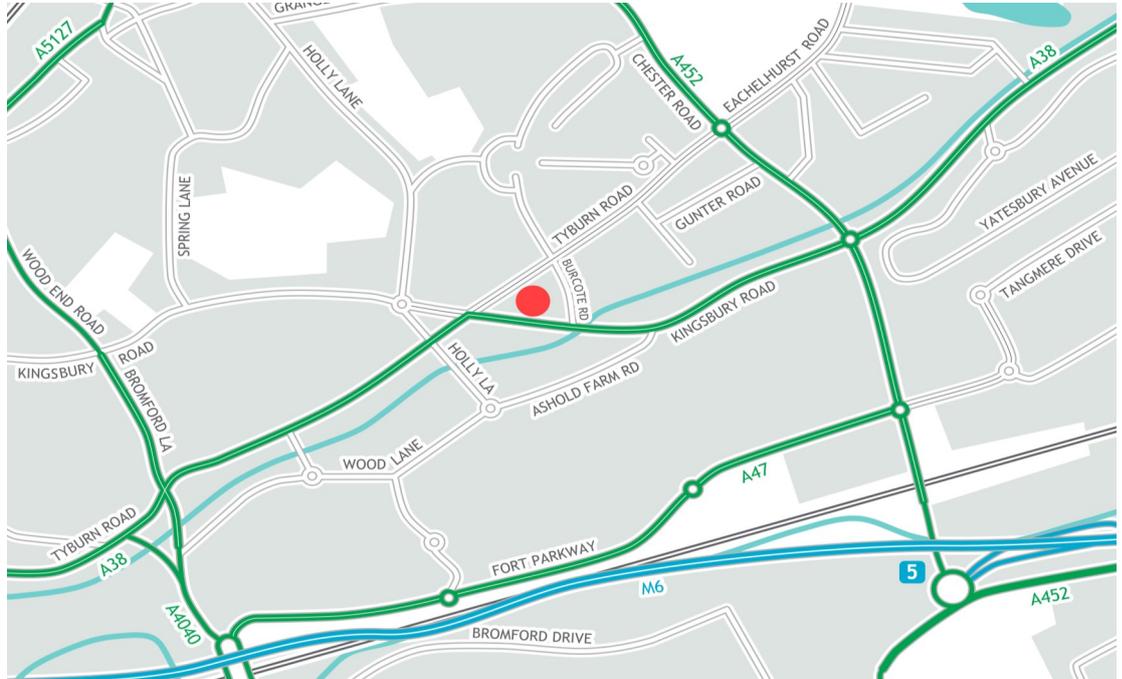
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